

ASSUMPTIONS – Wilcox Oil Site PRP Search
Contract EP-W-10-011



TOEROEK
ASSOCIATES, INC.

Task Order	EP-DT06-0009	Site	Wilcox Oil
Work Order No.	0016	Task	B1a1
Mod No.		Date	February 14, 2014
EPA Manager	Chuck Talton	Toeroek Manager	Kim Shultz
	214-665-7475		214-665-3147

SUMMARY

On January 30, 2014, EPA Region 6 issued Toeroek Associates, Inc. (Toeroek) Work Order No. **0016**, requesting a PRP Search including a Title Search, Corporate History Research and Operational History Research for the site in Bristow County, Oklahoma. During a kick-off meeting with EPA on February 3, 2014, and a follow-up meeting on February 10, 2014, EPA and Toeroek clarified the scope. The attached staffing plan includes a cost estimate for the projected work. Below are the assumptions to complete the tasks assigned.

Toeroek understands the following from EPA regarding the site and scope of work:

- EPA is interested in identifying all PRPs for the site as quickly as possible.
- EPA is aware of both soil and groundwater contamination.
- EPA wants us to look at the refineries to the west and north of the site to see if they were contributors.
- EPA stated that Wilcox merged with Tenneco Oil at some point in time, but does not know if Tenneco acquired liability through the merger.
- Potentially there is a tie to Tennessee Gas, but EPA is not sure of the history.
- There are railroad tracks separating the refineries (located between the refineries), and EPA is interested in knowing whether the refineries had any agreements with the railroad company(ies) for transporting materials.
- EPA is specifically interested if there is any tie to Burlington Northern and Santa Fe Railway.
- Toeroek will provide a phased approach in order to provide tangible deliverables at various milestones:
 - Provide a draft title search by March 14, 2014, the original due date listed in the checklist; and
 - Provide a more comprehensive draft PRP search report with corporate history research projected for April 30, 2014, which will include the draft title report as an attachment.
- Toeroek will sub-contact with a local title company to secure the title documents.
- Toeroek identified four tracts in a 1963 quit-claim deed; however, EPA provided a map on February 10, 2014, that included another section that is included as part of the site boundary.
- Toeroek has identified sixteen parcels that make up the site according to EPA's map provided on February 10, 2014.
- EPA has also requested that Toeroek perform corporate research for parties identified as owners and/or operators of the parcels to determine the current status of the parties and identify current addresses, if available.



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- EPA has also requested operational history research be completed as well.

The tasks and basic assumptions for this PRP Search work are listed below.

Tasks / Subtasks	Units	Due
Title Search Toeroek will subcontract with a Title Company to research and retrieve updated title information for each of the 16 parcels in the site. Toeroek will also obtain County Assessor's tax information and prepare maps of the properties to include in the report.	16 Parcels	03/15/2014
Corporate History Research Toeroek will research the corporate histories and status of companies identified through the title search. <ul style="list-style-type: none">- Detailed corporate histories will identify issues relating to successor liability and liability of corporate affiliates, if any.- Toeroek will provide current corporate status and contact information for each of the corporations researched.	8 corporations	04/30/2014
Operational History Research Toeroek will research operational history of the site and the refineries to the west and north of the site to determine if they are potentially contributors to site contamination. Research will also include the operations of Tennessee Gas and the railroad in relation to the site.	Site operations, refineries adjacent to site, Tennessee Gas, the railroads	04/30/2014
PRP Search Report Toeroek will incorporate the results of the title corporate history research into one report. Toeroek anticipates that EPA will want the report delivered electronically in PDF form as well as in hard copy form. All source documents will be burned to a DVD that will be delivered with the hard copy of the report. We do not anticipate providing hard copies of the source documents.	3 copies	04/30/2014

CONFLICT OF INTEREST

Toeroek has conducted a thorough Conflict of interest (COI) review for this project. As a result of this screening, and to the best of our knowledge, no actual or potential COI exists.